

COUNTY OF SAN DIEGO TRACT NO. TM 5223 RPL-3
SHADOW RUN RANCH, PAUMA VALLEY
TENTATIVE MAP

SHEET 1 OF 4

OWNER/SUBDIVIDER
SHERRILL ANN SCHOEPE, GENERAL PARTNER
SHADOW RUN RANCH, LLC
PO BOX 1249
PAUMA VALLEY, CA 92061
(760) 742-1893

PLANNERS
TRIS CONSULTANTS
438 CAMINO DEL RIO SOUTH, SUITE 223
SAN DIEGO, CA 92108
(619) 299-2525

ENGINEER

MASSON & ASSOCIATES INC.
200 E. WASHINGTON AVE. SUITE 200
ESCONDIDO, CA. 92025
(760) 741-3570

BRUCE A. TAIT, R.C.E. C032247
EXP. 12/31/2014



ZONING

USE REGULATIONS	NORTHWESTERLY PORTION	SOUTHEASTERLY PORTION
NEIGHBORHOOD REGS.	M	M
DENSITY	.25	.25
LOT SIZE	4 AC.	4 AC.
BUILDING TYPE	C	C
MAX. FLR. AREA	-	-
FLR. AREA RATIO	-	-
HEIGHT	G	G
COVERAGE	-	-
SETBACK	C	C
OPEN SPACE	-	-
SPECIAL AREA REGS.	F	-

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PORTIONS OF SECTIONS 5&6, T10S, R1W, S.B.B.M. & PORTIONS OF SECTIONS 31&32, T9S, R1W, S.B.B.M.

NOTES

- ZONING - EXISTING: (A70) LIMITED AGRICULTURE
- GENERAL PLAN LAND USE DESIGNATION: - EXISTING: (19) AGRICULTURE
- COMMUNITY PLAN: PALMA/PAUMA SUBREGIONAL PLAN
- GENERAL PLAN REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
- MINIMUM LOT SIZE: 2 AC (GROSS)
- TOTAL LOTS: 47 TOTAL, 44 RESIDENTIAL, 3 OPEN SPACE
- SITE AREA: 248.26 AC. Gross
- SITE ADDRESS: NORTH SIDE OF PALMA ROAD (SR-76), WEST OF ADAMS DRIVE
- CALIFORNIA COORDINATE INDEX: 427-1764
- SOURCE OF TOPOGRAPHY: IDAHO MAPPING SERVICES, BOISE, IDAHO ON 09-15-2000
- ASSESSOR'S PARCEL NO.'S: 111-080-07, 08, 09, 10, 18, & 19; 111-070-12 & 13; PORTIONS OF 111-080-14, 15, & 16
- WATER SUPPLIED BY: YUMA M.W.D.
- SEWAGE SUPPLIED BY: INDIVIDUAL SEWER SEPTIC SYSTEMS DESIGN BY: VINJE MIDDLETON
- GAS SUPPLIED BY: PROPANE TANKS AND DELIVERY SERVICE ON EACH LOT
- ELECTRIC SUPPLIED BY: SAN DIEGO GAS & ELECTRIC
- FIRE PROTECTION: CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
- SCHOOL DISTRICTS: FALLBROOK UNION HIGH SCHOOL, VALLEY CENTER-PAUMA UNIFIED
- LEGAL ACCESS: HIGHWAY 76
- BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA
- GRADING AS SHOWN, AND PURSUANT TO THE COUNTY GRADING ORDINANCE
- ALL IMPROVEMENTS TO COUNTY OF SAN DIEGO STANDARDS
- PROPOSED PRIVATE DRIVEWAYS TO BE GRADED TO 20' WIDTH WITH 16" PAVED, PER COUNTY STANDARD DS-7
- GRADING OF DRIVEWAYS AND PADS SHALL BE DONE INDIVIDUALLY
- TAX RATE AREA: 94143 AND 94158
- NO STREET LIGHTS ARE PROPOSED
- ASSOCIATED PERMITS: M.U.P. / P.R.D.
- BOUNDARY ADJUSTMENT 02-0205 SUBMITTED PREVIOUSLY, TO RECORD PRIOR TO T.M.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, PRIOR TO APPROVAL OF FINAL MAP, AND WILL REQUEST A CREDIT FOR UP TO 50% OF PARK FEES FOR AN ONSITE PRIVATE PARK, THE DESIGN OF WHICH IS SHOWN ON THE MAJOR USE PERMIT PLOT PLAN (PDS2000-3300-00-030).

SPECIAL ASSESSMENT STATEMENT

THE SUBDIVIDER DOES NOT PROPOSE TO REQUEST THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

ACCESS NOTE

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

EARTHWORK QUANTITIES **

CUT 63,660.0 CY. FILL 63,660.0 CY. IMPORT/EXPORT 0 CY. BALANCE

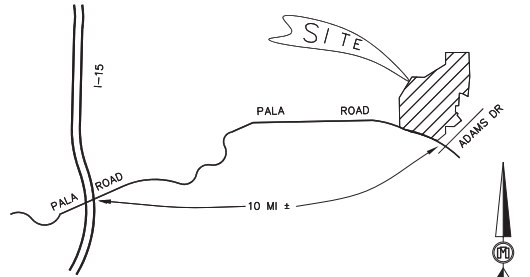
** NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY. EARTHWORK QUANTITIES INDICATED ARE RAW VOLUMES TO FINISHED SURFACE AND ARE ESTIMATES FOR PERMIT PURPOSES ONLY. QUANTITIES DO NOT INCLUDE ANY ALLOWANCES FOR STREET UNDERCUT, FOOTING/TRENCHING SPOILS, ETC...

CONTRACTOR RESPONSIBLE FOR REVIEWING AND IMPLEMENTING THE RECOMMENDATIONS IN THE SOILS REPORT AND VERIFYING QUANTITIES PRIOR TO BIDDING.

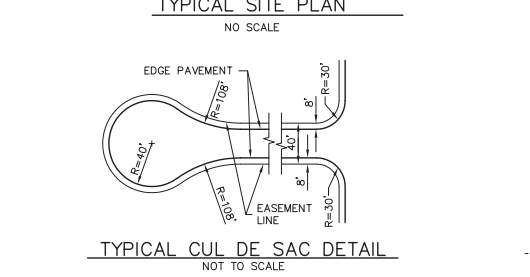
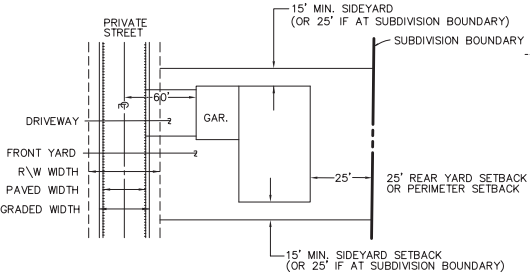
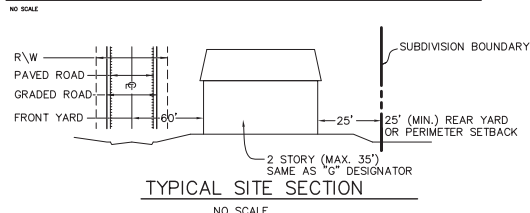
SOILS ENGINEER

VINJE & MIDDLETON ENGINEERING
2450 VINEYARD AVENUE
ESCONDIDO, CA 92025
(760) 743-1504

THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL. INFORMATION HAS BEEN SUBMITTED TO THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IN SATISFACTORY FORM ON JULY 2005 REF. # H0730

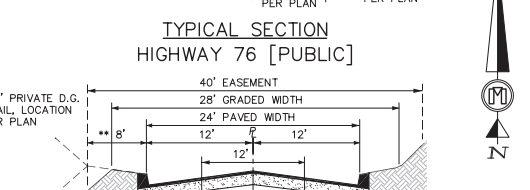
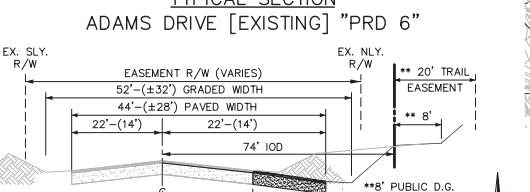
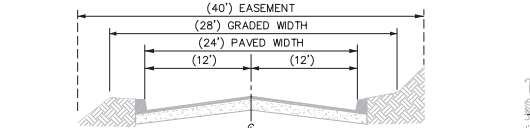


VICINITY MAP



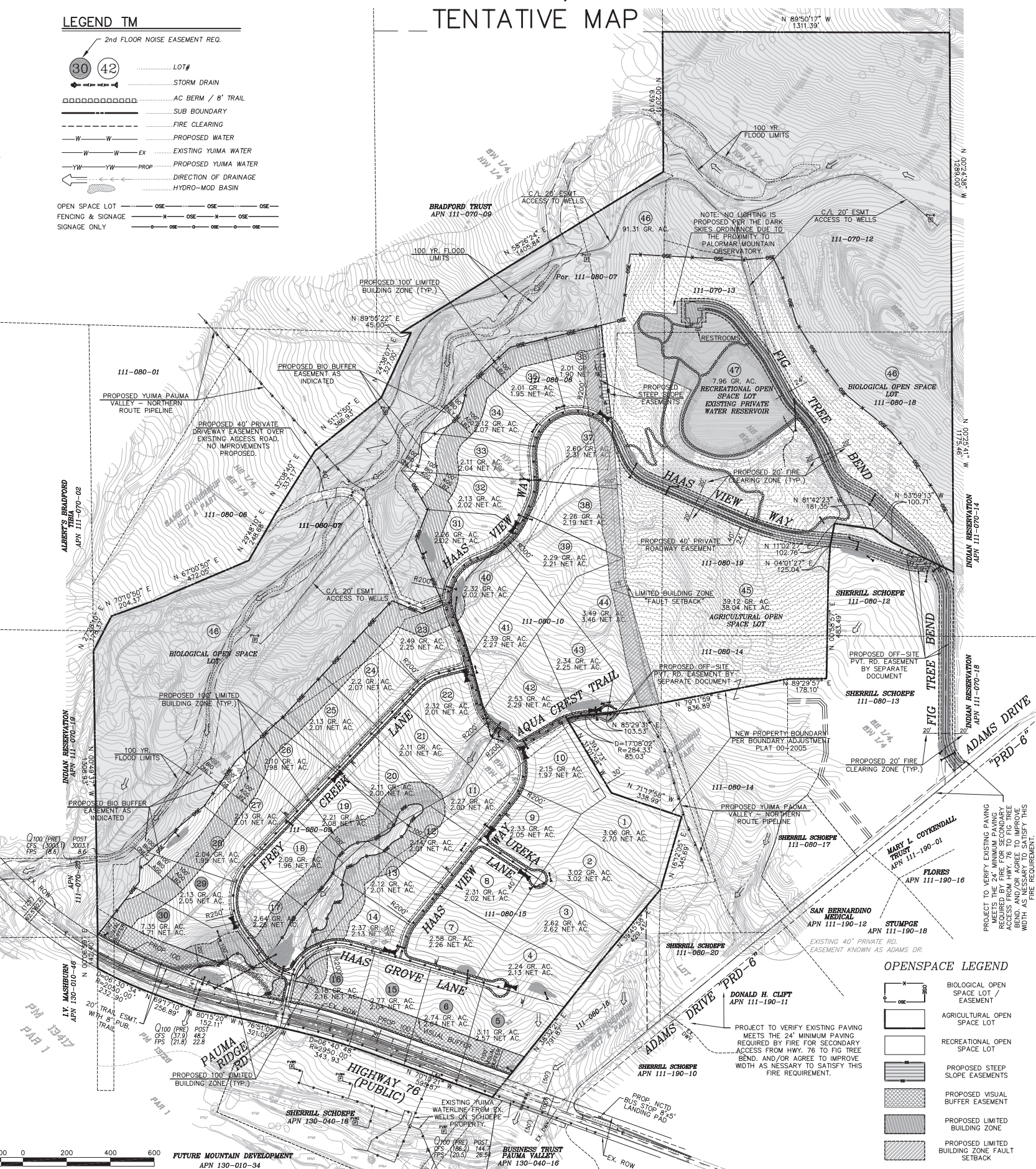
TYPICAL STREET SECTIONS

STREET GRADES	STRUCTURAL SECTION
0% TO 10%	DISINTEGRATED GRANITE
10% TO 15%	2" AC OVER 6" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS
15% TO 20%	3" AC OVER 7" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS



LEGEND TM

- 2nd FLOOR NOISE EASEMENT REQ.
- LOT#
- STORM DRAIN
- AC BERM / 8' TRAIL
- SUB BOUNDARY
- FIRE CLEARING
- PROPOSED WATER
- EXISTING YUMA WATER
- PROPOSED YUMA WATER
- DIRECTION OF DRAINAGE
- HYDRO-MOD BASIN
- OPEN SPACE LOT FENCING & SIGNAGE SIGNAGE ONLY



OPENSOURCE LEGEND

- BIOLOGICAL OPEN SPACE LOT EASEMENT
- AGRICULTURAL OPEN SPACE LOT
- RECREATIONAL OPEN SPACE LOT
- PROPOSED STEEP SLOPE EASEMENTS
- PROPOSED VISUAL BUFFER EASEMENT
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED LIMITED BUILDING ZONE FAULT SETBACK

LOT MAP AND SHEET INDEX

SCALE: 1" = 200'